



King County Department of Assessments

Executive Summary Report

Characteristics Based Market Adjustment for 1999 Assessment Roll

Area Name: Area 100- Vashon Island

Previous Physical Inspection: 1997

Sales - Improved Summary:

Number of Sales: 352

Range of Sale Dates: 1/97 – 12/98

Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	\$65,700	\$152,800	\$218,500	\$241,100	90.6%	15.57%
1999 Value	\$74,800	\$161,800	\$236,600	\$241,100	98.1%	14.87%
Change	+\$9,100	+\$9,000	+\$18,100		+7.5%	-0.70%
%Change	+13.9%	+5.9%	+8.3%		+8.3%	-4.50%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.70% and -4.50% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as or appeared to be market sales were included in the analysis, except those listed as not used in this report. Multi-parcel sales, and mobile home sales were not included. Also excluded are sales of new construction where less than a fully complete house was assessed for 1998.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$79,600	\$144,000	\$223,600
1999 Value	\$90,800	\$153,200	\$244,000
Percent Change	+14.07%	+6.39%	+9.12%

Number of improved parcels in the Population: 4,179

The sales sample adequately represents the population for this area. Pages two through seven provide graphical representation of sales sample and population data. The population summary includes all improved parcels.

Summary of Findings: To improve uniformity in the area the analysis identified several characteristic variables to be included in the value update model. Variables included are the following; **Sub 5, High Grade,** and **Small Living Area.** For instance Sub-area 5 and Small Living Area had a lower average ratio (assessed value/sales price) than other homes so the model adjusts these homes upward more than the others. However High Grade had a higher average ratio so these homes are adjusted upward less than the others. Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

Sales Sample Representation of Population - Year Built

Sales Sample

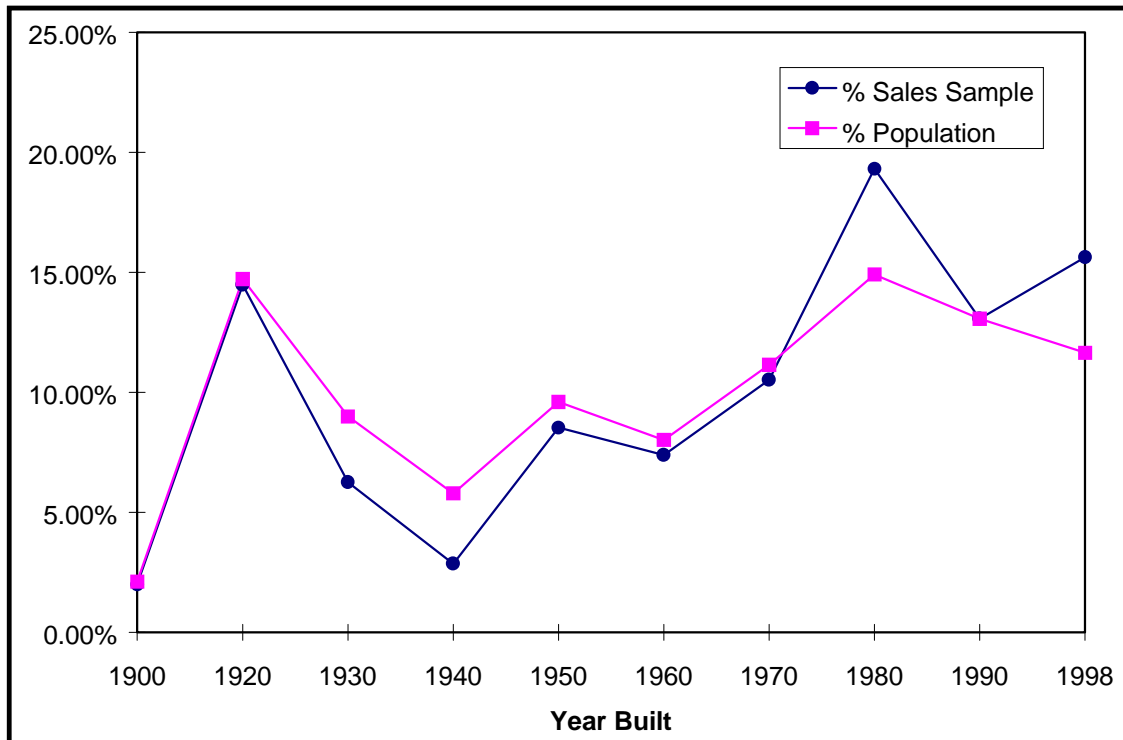
Year Built	Frequency	% Sales Sample
1900	7	1.99%
1920	51	14.49%
1930	22	6.25%
1940	10	2.84%
1950	30	8.52%
1960	26	7.39%
1970	37	10.51%
1980	68	19.32%
1990	46	13.07%
1998	55	15.63%

352

Population

Year Built	Frequency	% Population
1900	88	2.11%
1920	615	14.72%
1930	376	9.00%
1940	242	5.79%
1950	401	9.60%
1960	335	8.02%
1970	466	11.15%
1980	623	14.91%
1990	546	13.07%
1998	487	11.65%

4179

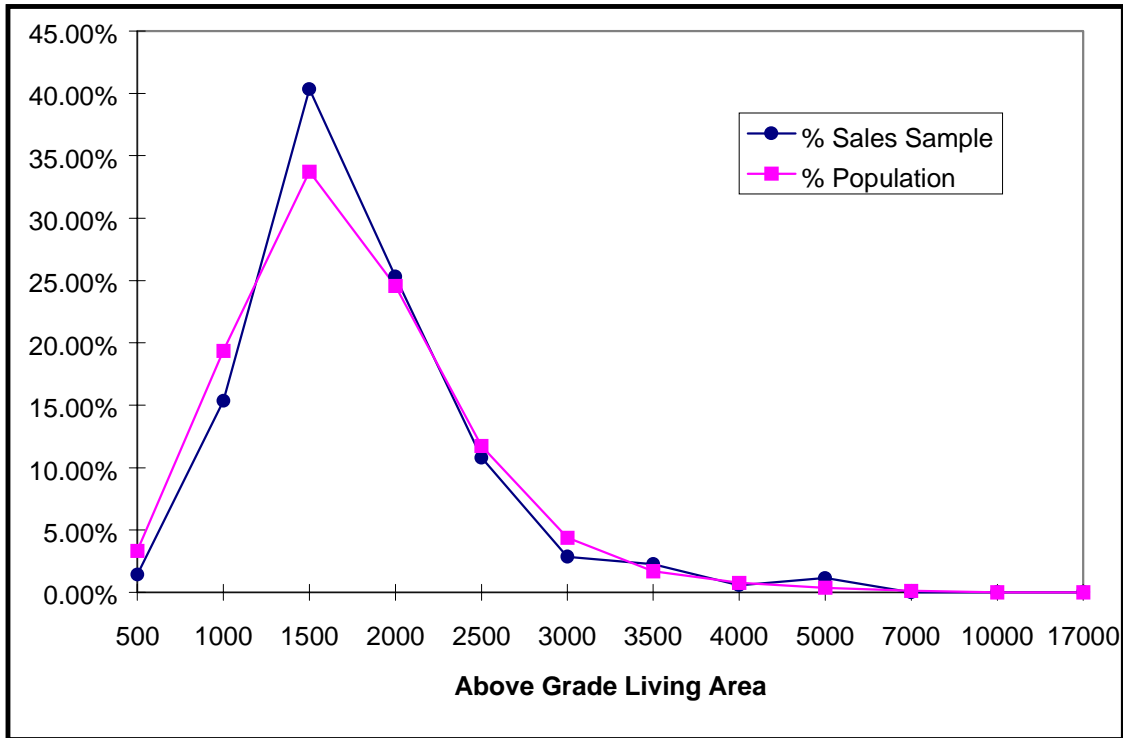


The sales sample adequately represents the population.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
Above Gr Living	Frequency	% Sales Sample
500	5	1.42%
1000	54	15.34%
1500	142	40.34%
2000	89	25.28%
2500	38	10.80%
3000	10	2.84%
3500	8	2.27%
4000	2	0.57%
5000	4	1.14%
7000	0	0.00%
10000	0	0.00%
17000	0	0.00%
352		

Population		
Above Gr Living	Frequency	% Population
500	139	3.33%
1000	809	19.36%
1500	1409	33.72%
2000	1026	24.55%
2500	490	11.73%
3000	183	4.38%
3500	71	1.70%
4000	32	0.77%
5000	15	0.36%
7000	5	0.12%
10000	0	0.00%
17000	0	0.00%
4179		

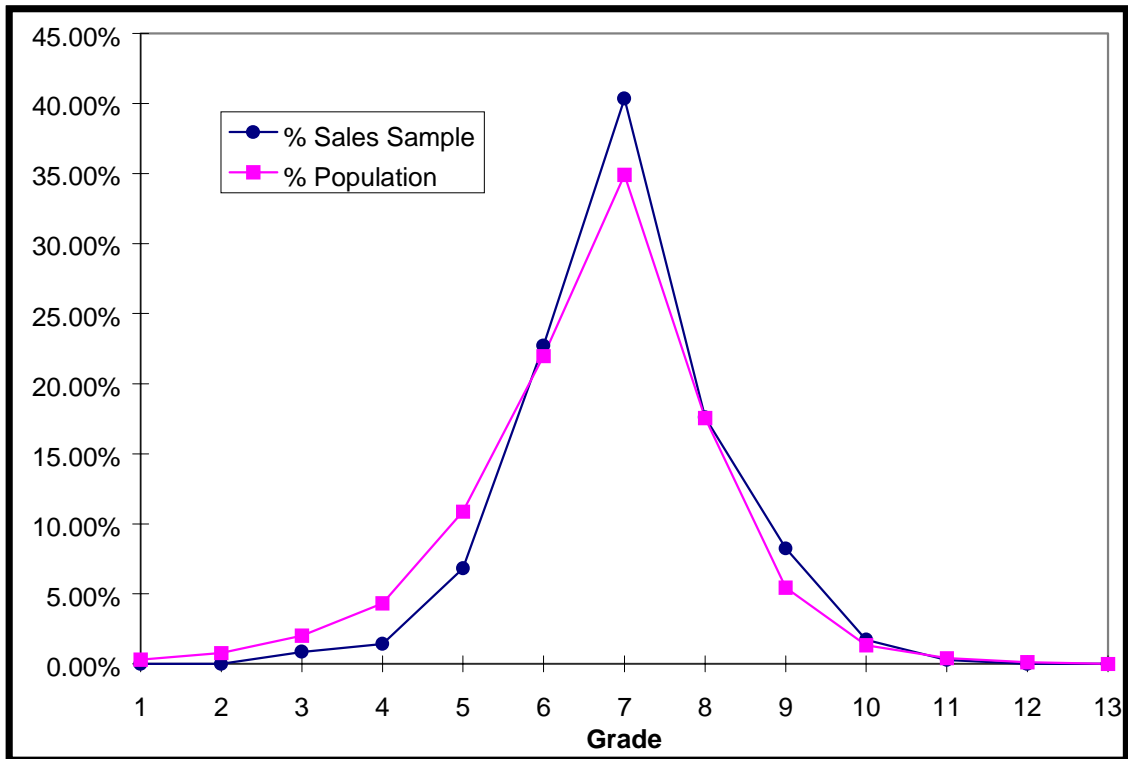


The sales sample adequately represents the population .

Sales Sample Representation of Population - Grade

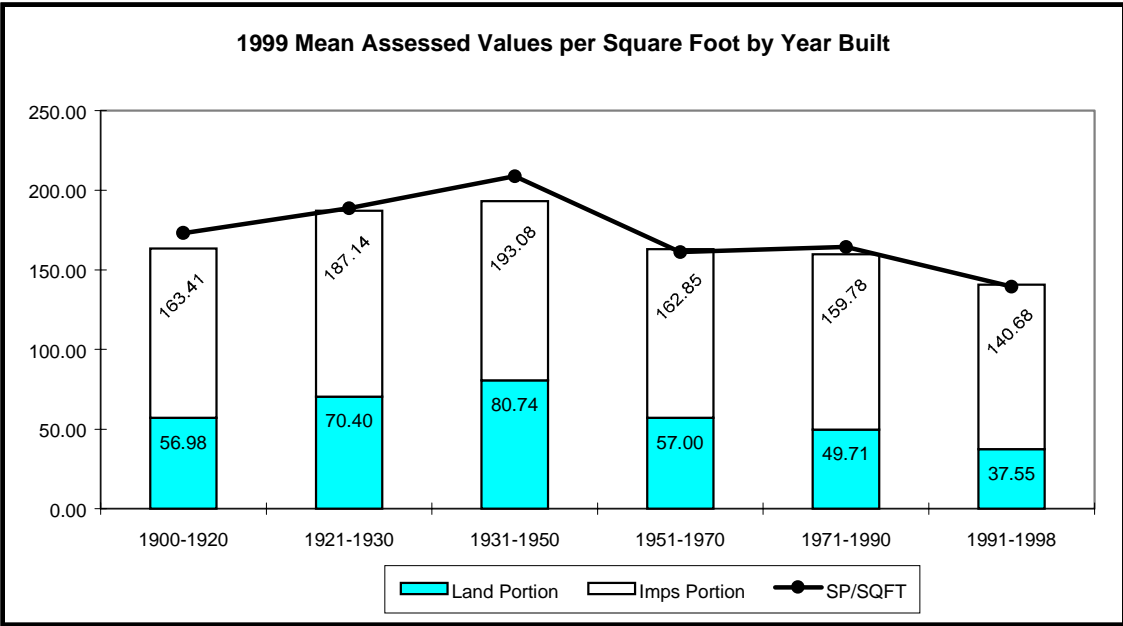
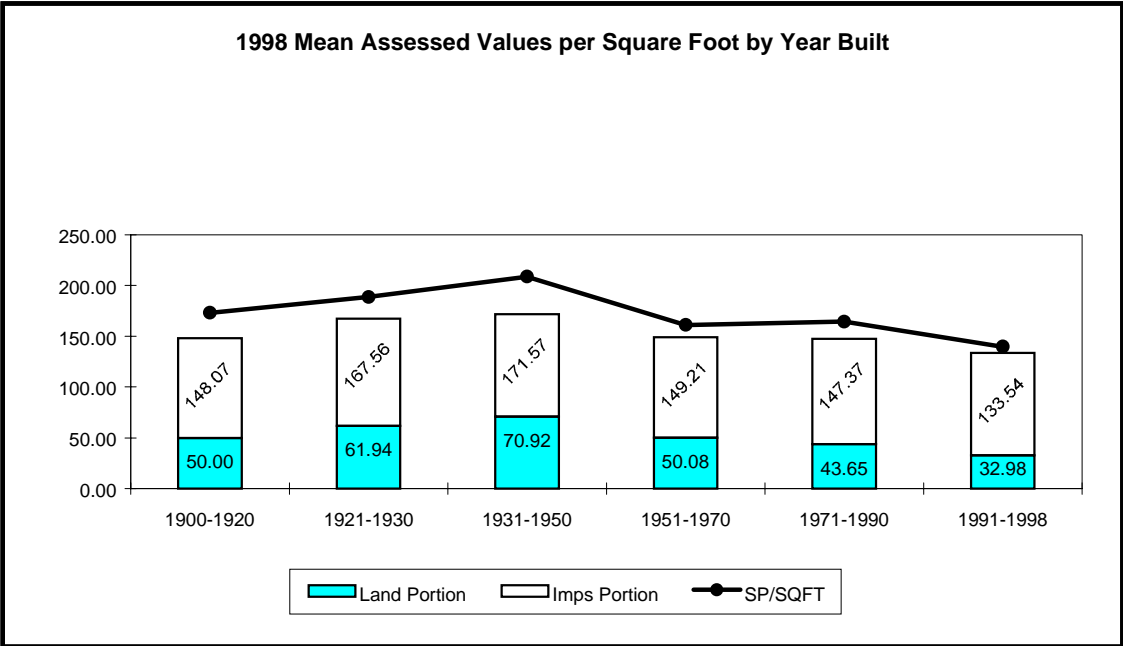
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	3	0.85%
4	5	1.42%
5	24	6.82%
6	80	22.73%
7	142	40.34%
8	62	17.61%
9	29	8.24%
10	6	1.70%
11	1	0.28%
12	0	0.00%
13	0	0.00%
		352

Population		
Grade	Frequency	% Population
1	13	0.31%
2	32	0.77%
3	84	2.01%
4	181	4.33%
5	454	10.86%
6	918	21.97%
7	1459	34.91%
8	733	17.54%
9	228	5.46%
10	55	1.32%
11	17	0.41%
12	5	0.12%
13	0	0.00%
		4179



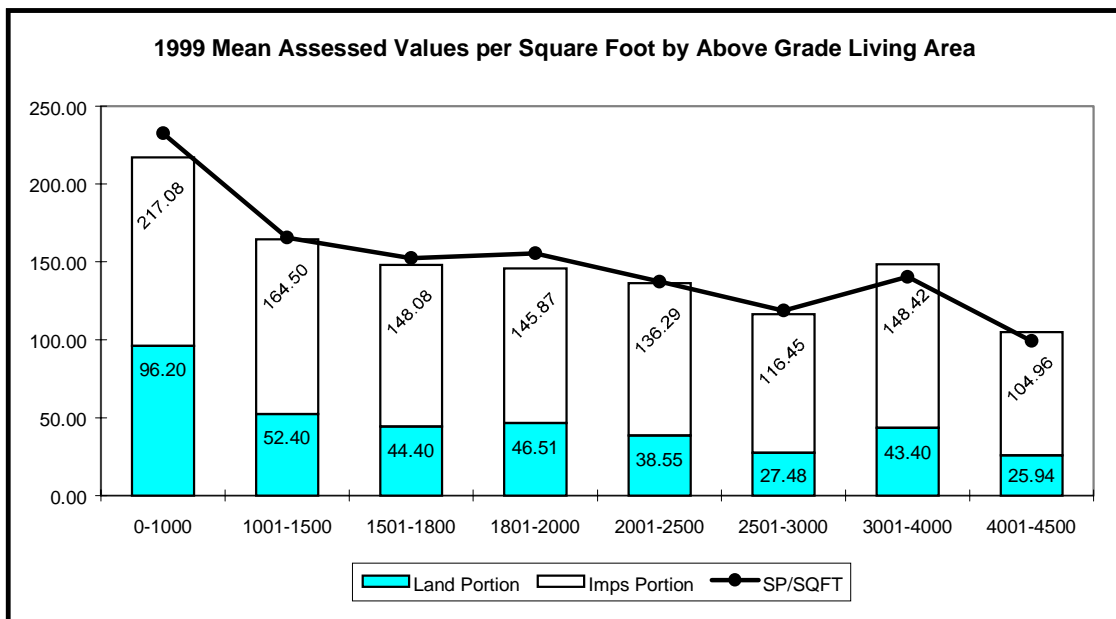
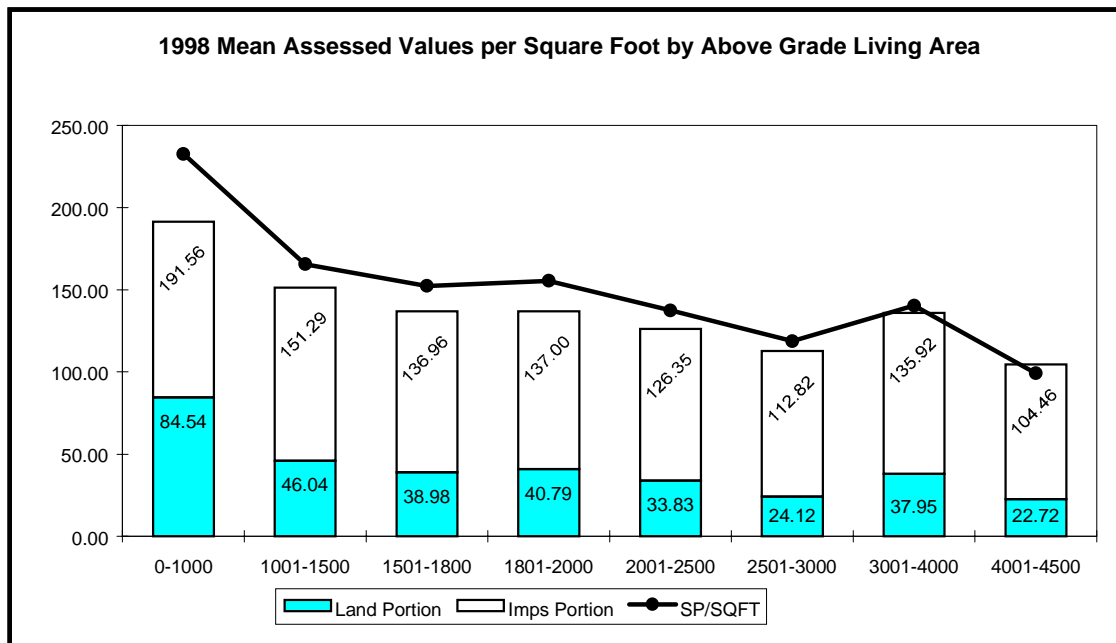
The sales sample adequately represents the population.

Comparison of 1998 and 1999 Per Square Foot Values by Year Built



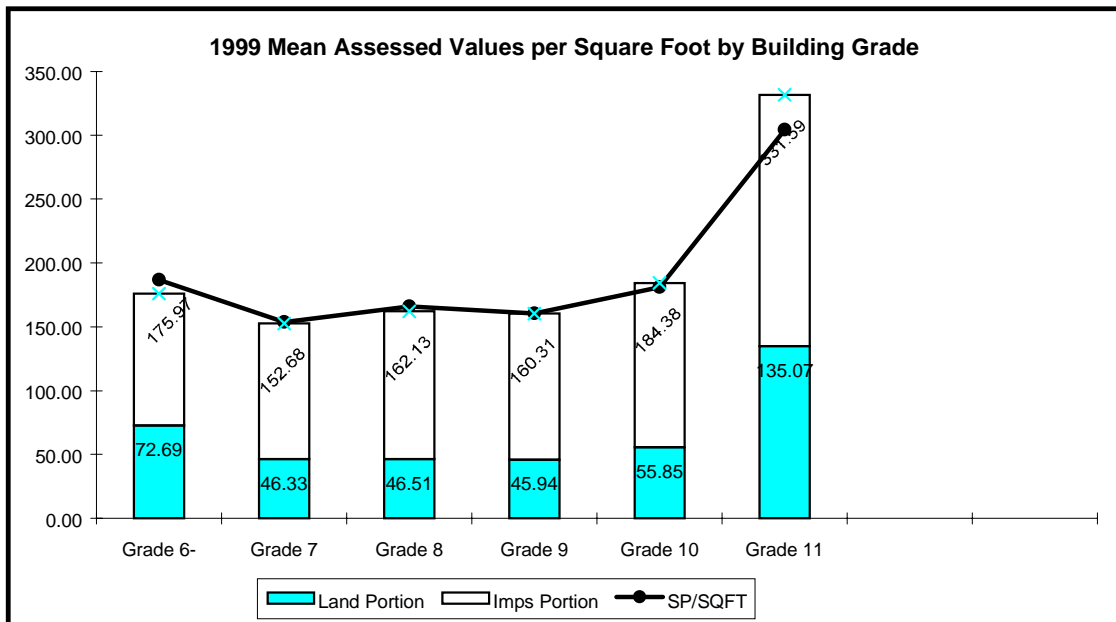
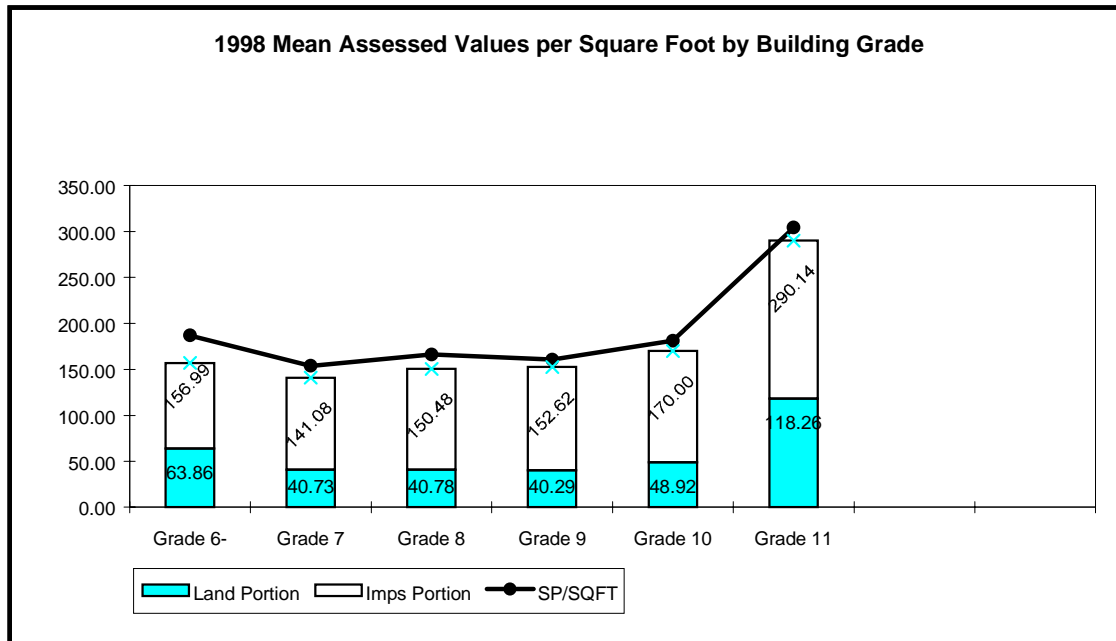
These charts show a significant improvement in assessment level and uniformity by year built as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements.

Comparison of 1998 and 1999 Per Square Foot Values by Above Grade Living Area



These charts show a significant improvement in assessment level and uniformity by above grade living area as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements.

Comparison of 1998 and 1999 Per Square Foot Values by Grade



These charts show a significant improvement in assessment level and uniformity by building grade as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements. There was only one (1) sale of a grade 11 structure. What appears to be an overvaluation of these structures is not a reliable figure.